

Message Text

UNCLASSIFIED

PAGE 01 DURBAN 00042 061637Z

61

ACTION FBOE-00

INFO OCT-01 AF-06 ISO-00 L-03 /010 W

----- 088592

R 061415Z FEB 76

FM AMCONSUL DURBAN

TO SECSTATE WASHDC 2114

INFO AMEMBASSY PRETORIA

AMCONSUL CAPE TOWN

UNCLAS DURBAN 0042

CAPE TOWN FOR EMBASSY

E.O. 11652: N/A

TAGS: ABLD, SF

SUBJECT: NEW OB - DURBAN

REFS: STATE 027809, DURBAN 0040

1. PROPOSED LEASE AGREEMENT NOW ON ITS WAY TO DEPT.
(DURBAN 0040) IS SIMILAR IN FORMAT AND IN A MAJORITY OF
DETAILS TO JOHANNESBURG LEASE ENTIRE PROPOSED LEASE FOR-
WARDED PER REQUEST DEPTELS 099611, 012151). DIFFERENCES
READILY APPARENT INCLUDE:

A. RATHER THAN SINGLE RENT FIGURE, GRADUATED RENTAL
DURING FIRST FIVE YEARS BEGINNING AT SA CENTS 32 PER SQ. FT.,
RISING THEREAFTER AT RATE OF SA .02 PER YEAR. THIS WAS
APPROACH PROPOSED DURBAN 0009.

B. ABSENCE OF SPECIFIC WORDING ON COMMENCEMENT AND
DURATION OF LAASE. (WE HAVE, HOWEVER, FIRM ORAL AGREEMENT
WITH LESSOR THAT FINAL LEASE WILL BE WRITTEN FOR INITIAL
FIVE YEAR PERIOD FOLLOWED BY RENEWAL PERIOD OF FOUR YEARS,
ELEVEN MONTHS; AND THAT RELEVANT LANGUAGE OF PARA. 6
JOHANNESBURG LEASE WILL BE INCLUDED IN FINAL LEASE.)

C. DIFFERENCE IN WORDING AND LOCATION OF (DIPLOMATIC
BREACH CLAUSE" (ALTHOUGH ALL SIGNIFICANT PROVISIONS APPEAR
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TO BE INCLUDED.)

2. ASSUME DEPT. ANDOR EMBASSY WILL HAVE COUNTER PROPOSALS
FOR MODIFICATIONS OR DELETIONS IN LEASE LANGUAGE. PLEASE
INSTRUCT.

3. DEAVIN PROPOSALS WHICH ARE CURRENTLY VALID ARE THOSE OF
JAN. 13, NOT 5 JAN. (STATE 027809). PROPOSED LEASE BEING
FORWARDED IS BASED ON LATER DEAVIN OFFER.
FARBER

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NNN

Message Attributes

Automatic Decaptioning: X
Capture Date: 01 JAN 1994
Channel Indicators: n/a
Current Classification: UNCLASSIFIED
Concepts: n/a
Control Number: n/a
Copy: SINGLE
Draft Date: 06 FEB 1976
Decaption Date: 01 JAN 1960
Decaption Note:
Disposition Action: n/a
Disposition Approved on Date:
Disposition Authority: n/a
Disposition Case Number: n/a
Disposition Comment:
Disposition Date: 01 JAN 1960
Disposition Event:
Disposition History: n/a
Disposition Reason:
Disposition Remarks:
Document Number: 1976DURBAN00042
Document Source: CORE
Document Unique ID: 00
Drafter: n/a
Enclosure: n/a
Executive Order: N/A
Errors: N/A
Film Number: D760046-1086
From: DURBAN
Handling Restrictions: n/a
Image Path:
ISecure: 1
Legacy Key: link1976/newtext/t19760275/aaaacocv.tel
Line Count: 70
Locator: TEXT ON-LINE, ON MICROFILM
Office: ACTION FBOE
Original Classification: UNCLASSIFIED
Original Handling Restrictions: n/a
Original Previous Classification: n/a
Original Previous Handling Restrictions: n/a
Page Count: 2
Previous Channel Indicators: n/a
Previous Classification: n/a
Previous Handling Restrictions: n/a
Reference: 76 STATE 27809, 76 DURBAN 40
Review Action: RELEASED, APPROVED
Review Authority: ElyME
Review Comment: n/a
Review Content Flags:
Review Date: 25 JUN 2004
Review Event:
Review Exemptions: n/a
Review History: RELEASED <25 JUN 2004 by BrownAM>; APPROVED <20 DEC 2004 by ElyME>
Review Markings:

Margaret P. Grafeld
Declassified/Released
US Department of State
EO Systematic Review
04 MAY 2006

Review Media Identifier:
Review Referrals: n/a
Review Release Date: n/a
Review Release Event: n/a
Review Transfer Date:
Review Withdrawn Fields: n/a
Secure: OPEN
Status: NATIVE
Subject: NEW OB - DURBAN
TAGS: ABLD, SF
To: STATE
Type: TE
Markings: Margaret P. Grafeld Declassified/Released US Department of State EO Systematic Review 04 MAY 2006